

PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY APRIL 7, 2021

1. Mayor Genisot, City of Marinette Plan Commission Chairperson, called the regular meeting of the City of Marinette Plan Commission to order at 03:30 PM in the Common Council Chambers at Marinette City Hall, 1905 Hall Ave.
2. **Upon a call of the role** it was determined a quorum of commission membership was present and the following attendance was recorded:
COMMISSIONERS PRESENT: Mayor Genisot, John Marx (via go to meeting), Alderperson Skorik, Jon Heraly & Public Works Director/City Engineer Miller.
COMMISSIONER'S ABSENT: Commissioner Mike Minzlaff & Steve Lang.
OTHERS PRESENT: Building Inspector Curt Demlow, Alderpersons Polzin, Executive Recreation Director Gavin Scray, Mayor's Assistant Jan Kust, Terry Walker, Nick Sebero, Michael Dura, Judge Noppenberg, Jim Callow & John Liesveld.
3. **Approval of prior Plan Commission meeting minutes.**
Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 03/03/21.
4. **Public hearing regarding Application for Conditional Use Permit submitted by Nick Sebero, Marinette WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.2205(20), a Tattoo & Body Piercing business in a B-3 Community Business Zoned District of Tax Parcel Number 251-06087 at 1708 Main Street, Marinette, WI 54143.**

Mayor Genisot opened the public Hearing at 3:33 PM to accept public comment upon an application from **Nick Sebero, Marinette WI to allow as a conditional use, a Tattoo & Body Piercing business**

- Bob Bernhardt, owner of building spoke in favor of the conditional use.

After no more comments were received the Mayor closed the Public Hearing at 3:35 PM.

5. **Vote Regarding an application for Conditional Use Permit submitted by Nick Sebero, Marinette WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.2205(20), a Tattoo & Body Piercing business in a B-3 Community Business Zoned District of Tax Parcel Number 251-06087 at 1708 Main Street, Marinette, WI 54143.**

Commissioners proceeded with the following findings for items (a) through (h) of § 13.3906 of the Marinette Municipal Code, "Standards for Conditional Uses":

- a. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to find that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. Commissioner Heraly moved/ Mayor Genisot seconded and all concurred, to find that the uses, values and enjoyment of other property in the neighborhood for purposes already permitted, shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- c. Alderperson Skorik moved/Commissioner Heraly seconded and all concurred, to find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. Alderperson Skorik moved/ Mayor Genisot seconded and all concurred, to find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Director of Public Works Miller moved/ Commissioner Heraly seconded and all concurred, to find that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to find, that the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

- g. Commissioner Heraly moved/ Director of Public Works Miller seconded and all concurred, to find that the proposed use does not violate flood plain regulations.
 - h. Alderperson Skorik moved/Commissioner Heraly seconded and all concurred, to find that when applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
6. **Public hearing regarding Application for Conditional Use Permit submitted by Terry Walker, Marinette WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.2005Q, a trailer storage for trailer rental business in a B-1 Community Business Zoned District of Tax Parcel Number 251-03142.001 at 3327 Hall Avenue, Marinette, WI 54143.**

Mayor Genisot opened the public Hearing at 3:41 PM to accept public comment upon an application from Terry Walker, Marinette WI, for a Conditional Use Permit

After no comments were received the Mayor closed the Public Hearing at 3:43 PM.

7. **Vote Regarding an application for Conditional Use Permit submitted by Terry Walker, Marinette WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.2005Q, a trailer storage for trailer rental business in a B-1 Community Business Zoned District of Tax Parcel Number 251-03142.001 at 3327 Hall Avenue, Marinette, WI 54143.**

Commissioners proceeded with the following findings for items (a) through (h) of § 13.3906 of the Marinette Municipal Code, "Standards for Conditional Uses":

- a. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to find that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
 - b. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to find that the uses, values and enjoyment of other property in the neighborhood for purposes already permitted, shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
 - c. Mayor Genisot moved/Commissioner Heraly seconded and all concurred, to find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - d. Alderperson Skorik moved/ Director of Public Works Miller seconded and all concurred, to find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
 - e. Alderperson Skorik moved/ Mayor Genisot seconded and all concurred, to find that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 - f. Commissioner Heraly moved/Alderperson Skorik seconded and all concurred, to find, that the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
 - g. Mayor Genisot moved/ Alderperson Skorik seconded and all concurred, to find that the proposed use does not violate flood plain regulations.
 - h. Commissioner Heraly moved/ Alderperson Skorik seconded and all concurred, to find that when applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
8. **Consideration and possible action regarding proposed site plan application submitted by Riverview Architecture LLC, Porterfield, WI for a parking lot at 3327 Hall Avenue, Marinette, WI. (Contingent upon receiving a conditional use approval.)**

Michael Dura, Riverview Architecture, LLC. was present to respond to any Commissioner questions pertaining to the site plan that firm submitted on February 04, 2021. Public Works Director/ City Engineer Miller, Utilities Manager Howard and Building Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting. Commissioner Heraly moved/Aldersperson Skorik seconded and all concurred to approve, as presented, the site plan application submitted by Riverview Architecture LLC, Porterfield, WI for a parking lot at 3327 Hall Avenue, Marinette, WI.

9. **Consideration and possible action regarding proposed site plan application submitted by Creative Sign Company, De Pere, WI to replace an electronic sign on existing mount at the Community REC Center, 2501 Pierce Avenue, Marinette, WI. (See attached)**

Mayor Genisot has had numerous requests from the public for a new informational sign at the REC Facility to showcase events being held at the facility. Bay Area Medical center has given approval of the new sign. Executive Recreation Director Gavin Scray was present to respond to any Commissioner questions pertaining to the site plan submitted on March 4, 2021. Commissioner Heraly asked about the Johnson Controls logo on the presented design. Mayor Genisot informed the committee JCI/Tyco has pledged to pay for the total cost of the new electronic sign. Public Works Director/ City Engineer Miller and Building Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting.

Commissioner Heraly moved/Aldersperson Skorik seconded and all concurred to approve, as presented, the sign site plan submitted by Creative Signs, DePere, WI for electronic sign on existing mount at the Community REC Center, 2501 Pierce Avenue, Marinette, WI.

10. **Consideration and possible action regarding proposed site plan application submitted by MJB Industries, Inc. of Marinette, WI for a sign installation on an exterior wall at Stalheim Chiropractic, 604 County Road T, Marinette, WI.**

Jason Gibson, representing MJB, was present to respond to any Commissioner questions pertaining to the site plan submitted on March 18, 2021. Public Works Director/ City Engineer Miller and Building Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting.

Commissioner Heraly moved/ Public Works Director/ City Engineer Miller seconded and all concurred to approve, as presented, the sign site plan submitted by MJB Industries, Inc. of Marinette, WI for a sign installation on an exterior wall at Stalheim Chiropractic, 604 County Road T, Marinette, WI.

11. **Consideration and possible action regarding proposed site plan application submitted by Hurckman Mechanical Industries, Inc. of Marinette, WI for façade, siding and removal of loading dock structures at Hurckman Mechanical Industries, Inc., 301 E. Russell Street, Marinette, WI. (See attached)**

Building Inspector Demlow informed the committee this plan does not included the parking lot and that will come back to Plan Commission at a later date, he also stated this will help with some of the parking issues at Marinette Marine as they will now be bussing from this location also. Public Works Director/ City Engineer Miller, Fire Chief Heckel, Water Utilities Manager Howard & Building Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting.

Aldersperson Skorik moved/ Mayor seconded and all concurred to approve, as presented, the site plan submitted by Hurckman Mechanical Industries, Inc. of Marinette, WI for façade, siding and removal of loading dock structures at Hurckman Mechanical Industries, Inc., 301 E. Russell Street, Marinette, WI.

12. **ADJOURNMENT.**

The meeting adjourned at 03:52 PM on motion by Commissioner Heraly moved/ Aldersperson Skorik seconded and all concurred.

Lana Bero, City Clerk

(The next regular Plan Commission meeting is [Wednesday 05/5/21 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)